

When recorded mail to:

PUBLIC WORKS DEPARTMENT  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

462742

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

DEC - 6 1996

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 0



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DL

**FREE RECORDING**

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Administrative COC  
4427 Brockton Ave.  
A.P.N. 217-060-012

**COC -**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **CARL F. LAWRENCE**, Trustee of the **CARL F. LAWRENCE TRUST**,  
dated 1988.

The real property described in **Exhibit "A"** attached hereto and incorporated herein  
by this reference, complies with the applicable divisions of the California Subdivision Map  
Act and Title 18 of the Riverside Municipal Code. Pursuant to Section 66499.35(a) of the  
Government Code of the State of California, and Title 18 of the Riverside Municipal Code,  
this Certificate of Compliance is hereby issued by the Zoning Administrator of the City of  
Riverside, California.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE  
WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT  
THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL  
DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER  
COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED  
PURSUANT THERETO.**

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated: November 27, 1996

By

J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

### GENERAL ACKNOWLEDGEMENT

State of California } ss  
County of Riverside

On November 27, 1996 before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron  
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janis Lowry  
Signature



LAWRENCE.COC

### OPTIONAL SECTION

#### CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
(X) Other

Principal Planner

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

City of Riverside

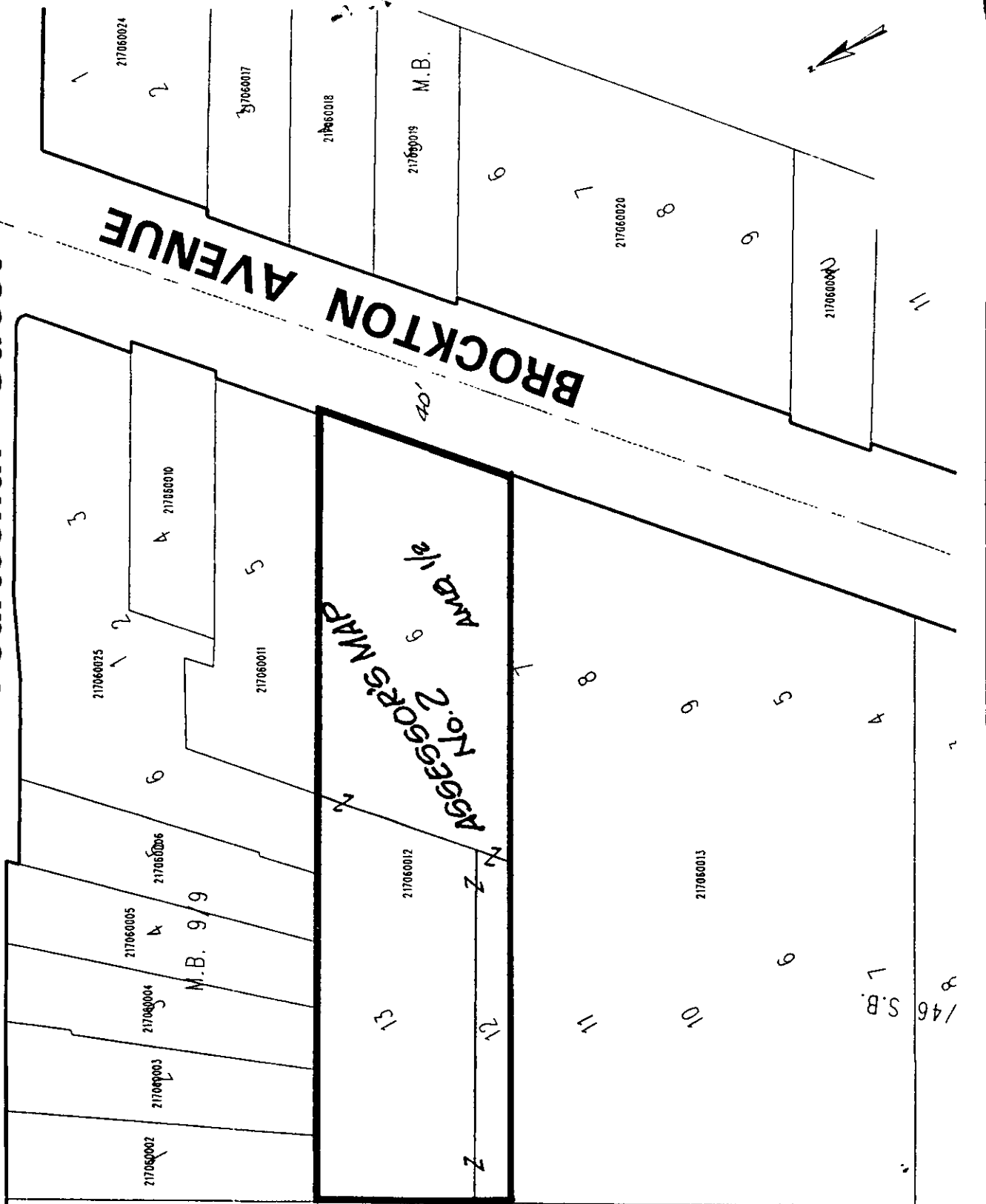
## EXHIBIT "A"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, as described in document recorded May 18, 1988, as Instrument No. 133048 and by document recorded July 9, 1946, in Book 756, Page 518, et seq., both of Official Records of said Riverside County, and is described in said documents as follows:

All that portion of Lot 7 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 page 3 of Maps, San Bernardino County Records, by metes and bounds, beginning on the Northwesterly line of Brockton Avenue at a point 142 feet Northeasterly from the Northeasterly corner of Lot 5 of Runnel's Subdivision, as shown by map recorded in Book 5 page 46 of Maps, San Bernardino County Records; thence Northwesterly parallel with the Northeasterly lines of Lots 5 and 6 of said Runnel's Subdivision to a point on the Northwesterly line of said Lot 7; thence North-easterly on said Northwesterly line to the Southwesterly corner of Lot 1 of Fourteenth Street Tract, as shown by map on file in Book 9 page 9 of Maps, Riverside County Records; thence Southeasterly on the Southwesterly line of said Fourteenth Street Tract and said Southwesterly line extended Southeasterly to a point on the North-westerly line of Brockton Avenue located 513.19 feet Northeasterly from the intersection of the Northwesterly line of Brockton Avenue and the Southwesterly line of said Lot 7; thence Southwesterly on the Northwesterly line of Brockton Avenue 119.89 feet to the point of beginning, being also designated as lots 6, 12 and 13 on Assessors Map No. 2 on file in Book 1 page 2 of assessors Maps, Riverside County Records.

Fourteenth Street

BROCKTON AVENUE



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

39-1

SCALE: 1" = 10'

DRAWN BY — DATE 11/19/96

SUBJECT CQC / PMW